

LOCATION MAP
NOT TO SCALE

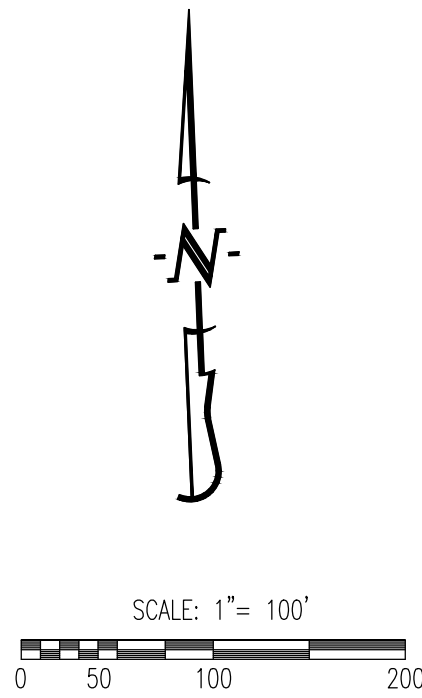
PRELIMINARY PLAT & PUD PLAN

PARKSIDE ESTATES

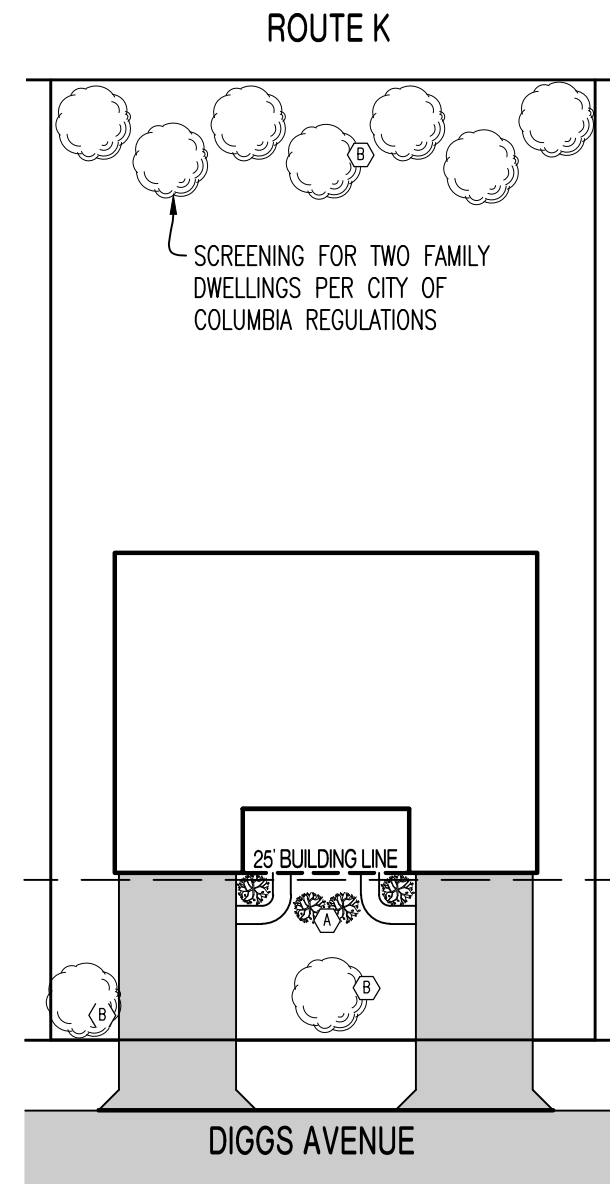
A MAJOR SUBDIVISION LOCATED IN SECTION 1,
TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 2013

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- 818 — PROPOSED 2FT CONTOUR
- 820 — PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- ~ EXISTING TREELINE
- ~ PROPOSED TREELINE
- ○ ○ — EDGE OF WATERWAY
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- ⊙ MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- W — PROPOSED WATERLINE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- 35 LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)



OWNER:
SOUTHSIDE TRAIL ESTATES
5796 S. ROUTE K
COLUMBIA, MO 65203



- ⊙ PROPOSED SHRUBS
- ⊙ PROPOSED TREE

TYPICAL PUD LANDSCAPING
FOR LOTS 1-11

NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 0290D DATED MARCH 17, 2011.

THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS COUNTY A-1 AND R-S (PENDING REZONING TO CITY R-1 AND PUD 5.5).

THIS PLAT CONTAINS 35.84 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

A REGULATED STREAM BUFFER AS IDENTIFIED BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES, IS LOCATED ON THIS TRACT AND IS AS SHOWN ON THE ADJACENT DRAWING.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS 1-11 AND 26-27 ONTO STATE ROUTE K.

LOTS C1 AND C2 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ECT.

ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.

A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.

DWELLINGS LOCATED IN THE PUD PORTION OF THIS DEVELOPMENT SHALL BE SINGLE FAMILY OR TWO FAMILY UNITS. ALL TWO FAMILY DWELLINGS SHALL MEET THE STANDARDS FOR VILLA STYLE UNITS AS DEFINED BY THE CITY OF COLUMBIA.

THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.

THE TWO ENTRANCES ONTO ROUTE K SHALL BE DESIGNED TO ACCOMMODATE A STANDARD LENGTH SCHOOL BUS. TURNING RADI AND PATH MODELS SHALL BE SUBMITTED WITH FINAL DESIGN PLANS TO ILLUSTRATE PROPOSED IMPROVEMENTS WILL BE ADEQUATE.

A THREE FOOT BERM ALONG WITH VEGETATIVE LANDSCAPING SHALL BE INSTALLED ALONG THE REAR OF LOTS 27-33.

NO DETACHED BUILDINGS SHALL BE ALLOWED ON ANY PRIVATE LOT WITHIN THIS DEVELOPMENT.

LOT 64 SHALL NOT BE ALLOWED TO BE SUBDIVIDED INTO MORE THAN ONE SINGLE FAMILY RESIDENTIAL LOT WITH THE EXCEPTION THAT THE DEVELOPER RESERVES THE RIGHT TO REQUEST THE REZONING OF SAID LOT 64 TO A PUD DESIGNATION. MAXIMUM NUMBER OF SINGLE FAMILY UNITS ALLOWED WITHIN THE PUD WOULD BE FIVE.

LEGAL DESCRIPTION:

THREE (3) TRACTS OF LAND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST AND BEING ALL OF TRACTS 1, 2 AND 3 OF THE SURVEY RECORDED IN BOOK 3080, PAGE 187, ALSO BEING ALL OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 2920, PAGE 90, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 35.84 ACRES.

PREPARED BY:

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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#C000151004

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF _____, 2012.

DOUG WHEELER, CHAIRPERSON

TIMOTHY D. CROCKETT - PE-2004000775